
Facilities Commissioning Standard Operating Procedure Development (O-2)

Briefing for
LANTDIV CIBL Meeting - 6 Feb 03
Presented by CDR P. B. Melin

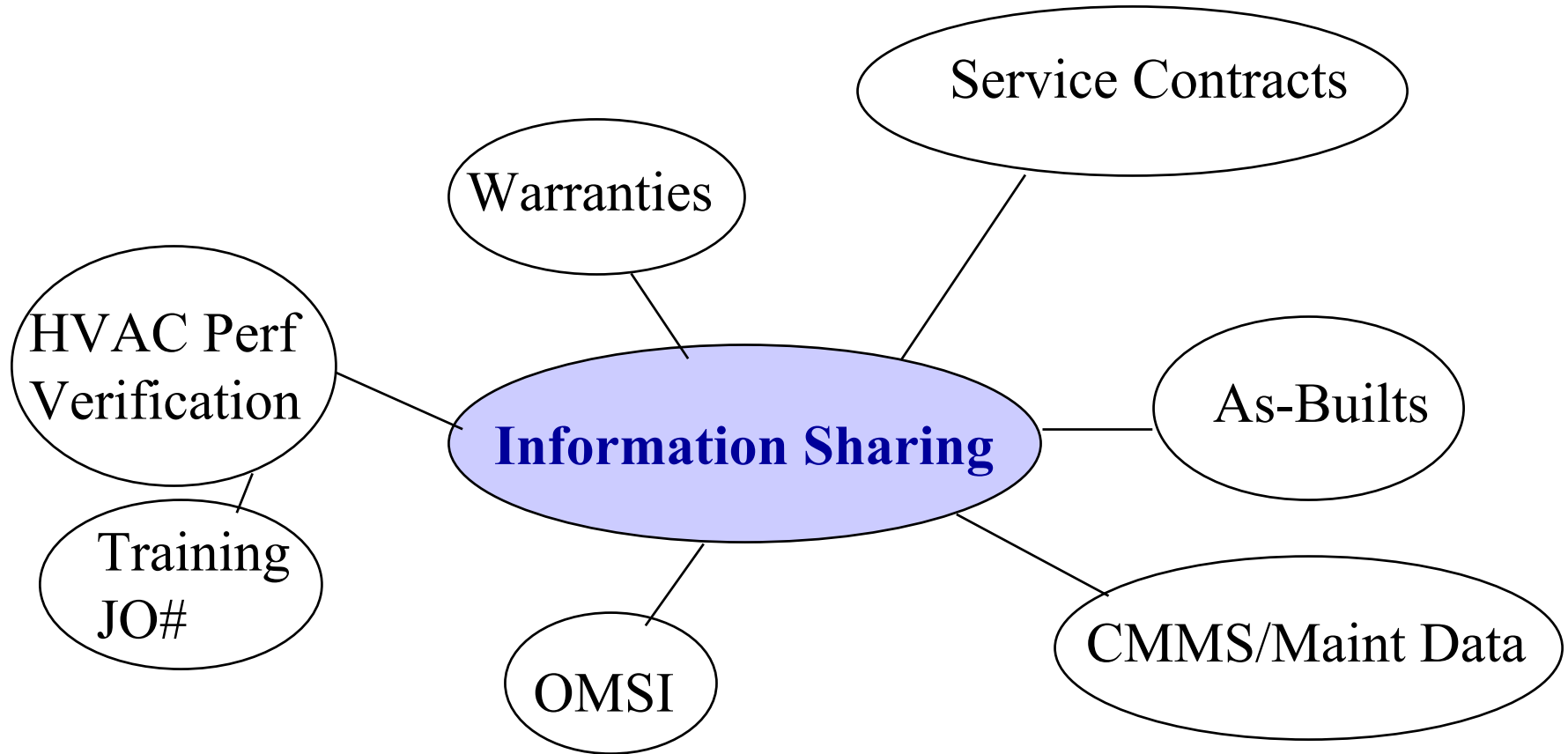
Goals and Objectives

Establish written Standard Operating Procedure for seamless cross-functional support to commission restored and newly constructed building spaces, systems, and structures.

Deliverables:

- 1. Detailed process to enable smooth establishment or resumption of critical recurring and cyclical facilities support services.**
- 2. Consistently managed team structures, roles and responsibilities for coordinating actions by clients, PWC, EFD, Regional Program Managers and other service providers for final “move-in” and client use.**
- 3. A responsive, high quality warranty administration program.**

Issues



Problems Identified

- **OMSI distribution**
- **CMMS data**
- **Training**
- **Maintenance contracts**
- **Lead times**
- **Warranty info**

Way Ahead

- Determine What the End Product Should Look Like for Each Issue
- Break Into Small Groups to Develop SOP's
- Present Findings

EXTRA SLIDES

Ten Issues

- Ensure maintenance/PM data gets into the Computer Maintenance Management Systems (CMMS) where it will be of most use and benefit.
- Develop and information sharing matrix.
- Warranty Issues.
- Training (primarily HVAC/DDC etc.)
- Execute HVAC verification on time and systematically.
- Service contracts must be in place at opening.
- 3rd Party Commissioning for specific projects
- Post Construction Conference
- Employ G.I.S. (geographic information systems) to improve current facilities commissioning process
- Standardize Equipment
- Top 3 in Red

Goals and Objectives

"One of our top product and service delivery priorities must be client satisfaction with overall facility performance. In the past we have not always done the best we could to hand our clients an efficiently and smoothly operating facility." RADM Johnson

Poor or missed facilities support cases are often rooted in failure to coordinate repair and construction requirements with supporting systems and organizations during project planning and execution.

Project deliverables (training, and maintenance manuals, etc.) must be incorporated - into the client's facilities management system.